075.0	0002	0005.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,295,300 / 1,295,300
					USE VALUE:	1,295,300 / 1,295,300
					ASSESSED:	1,295,300 / 1,295,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON DEAN E--ETAL
Owner 2:	HARRINGTON TERESA M
Owner 3:	
Street 1:	28 ROBINHOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,498 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Clapboard Exterior and 2803 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12498.000	460,600		834,700	1,295,300
Total Card	0.287	460,600		834,700	1,295,300
Total Parcel	0.287	460,600		834,700	1,295,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.15 | /Parcel: 462.1

Legal Description

User Acct

47265

GIS Ref

GIS Ref

Insp Date

10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 075.0-0002-0005.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	460,200	0	12,498.	834,700	1,294,900	1,294,900	Year End Roll	12/18/2019
2019	101	FV	371,600	0	12,498.	834,700	1,206,300	1,206,300	Year End Roll	1/3/2019
2018	101	FV	371,600	0	12,498.	715,400	1,087,000	1,087,000	Year End Roll	12/20/2017
2017	101	FV	371,600	0	12,498.	667,700	1,039,300	1,039,300	Year End Roll	1/3/2017
2016	101	FV	371,600	0	12,498.	572,400	944,000	944,000	Year End	1/4/2016
2015	101	FV	343,000	0	12,498.	512,700	855,700	855,700	Year End Roll	12/11/2014
2014	101	FV	343,000	0	12,498.	474,600	817,600	817,600	Year End Roll	12/16/2013
2013	101	FV	343,000	0	12,498.	452,500	795,500	795,500		12/13/2012

!6250!

PRINT

Date	Time
12/10/20	21:02:58

LAST REV

Date	Time
04/30/19	14:01:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6250

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18459-455		8/1/1987		390,000	No	No		Y

USER DEFINED

Prior Id # 1:	47265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/27/1993	212	Manual	10,000					SIDING/WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
10/21/1999	Meas/Inspect	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12498		Sq. Ft.	Site		0	70.	0.95	4			View	50					834,682						834,700	

Total AC/HA: 0.28691 | Total SF/SM: 12498 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 834,682 | Spl Credit | Total: 834,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.10454535
Const Adj.:	1.03020000
Adj $ / SQ:	119.480
Other Features:	91483
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482768
Depreciation:	22207
Depreciated Total:	460561

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

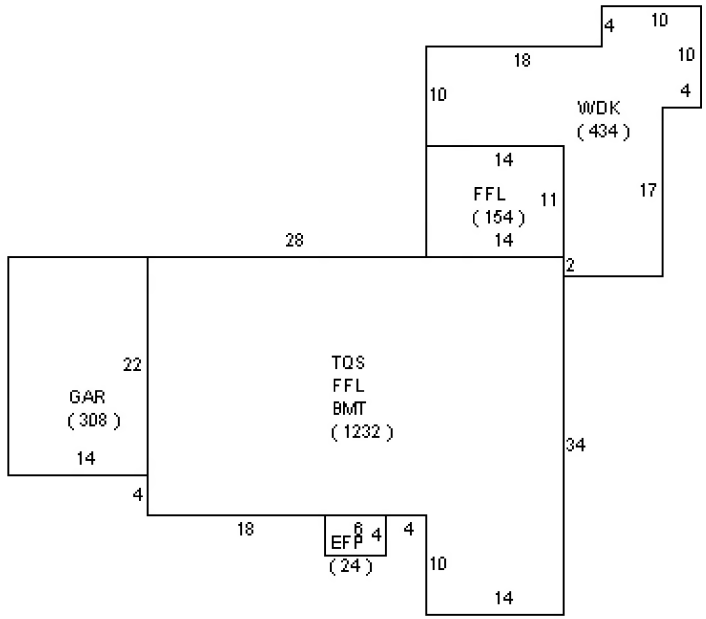
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	131.43
Special Features:	0	Val/Su Net:	106.92
Final Total:	460600	Val/Su SzAd	199.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,386	119.480	165,599
BMT	Basement	1,232	47.530	58,556
TQS	3/4 Story	924	119.480	110,399
WDK	Deck	434	8.550	3,713
GAR	Garage	308	23.820	7,335
EFP	Enclos Porch	24	74.790	1,795

Net Sketched Area:	4,308	Total:	347,397

Size Ad	2310	Gross Are	4616	FinArea	2803

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

075.0-0002-0005.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	